

General Assembly

Raised Bill No. 852

January Session, 2021

LCO No. 2851



Referred to Committee on HIGHER EDUCATION AND EMPLOYMENT ADVANCEMENT

Introduced by: (HED)

AN ACT CONCERNING THE CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY AND THE CONNECTICUT HIGHER EDUCATION SUPPLEMENTAL LOAN AUTHORITY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. Subsections (b) and (c) of section 10a-178 of the general
- 2 statutes are repealed and the following is substituted in lieu thereof
- 3 (*Effective October 1, 2021*):
- 4 (b) "Project" [,] means (1) in the case of a participating institution for
- 5 higher education, [means] a structure suitable for use as a dormitory or
- 6 other housing facility, including housing for staff members, employees
- 7 or students at such institution of higher education, dining hall, student
- 8 union, administration building, academic building, library, laboratory,
- 9 research facility, classroom, athletic facility, health care facility, and
- maintenance, storage or utility facility and other structures or facilities
- 11 related thereto or required or useful for the instruction of students or
- 12 the conducting of research or the operation of an institution for higher
- 13 education, including parking and other facilities or structures essential
- 14 or convenient for the orderly conduct of such institution for higher

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education, also including equipment and machinery and other similar items necessary or convenient for the operation of a particular facility or structure in the manner for which its use is intended or for the operation of a participating institution for higher education, or any combination thereof, [but shall not include such items as books, fuel, supplies or other items the purchase of which is customarily deemed to result in a current operating charge; or a project for any use or purpose approved by the authority; (2) in the case of a participating health care institution, [means] a structure suitable for use as a hospital, clinic, or other health care facility, laboratory, laundry, residence facility, including housing for nurses, interns, staff members, employees or students at such health care institution and their immediate families and for physically or mentally handicapped persons, administration building, research facility, and maintenance, storage or utility facility and other structures or facilities related thereto or required or useful for the operation of the project, including parking and other facilities or structures essential or convenient for the orderly operation of such project, also including equipment and machinery and other similar items necessary or convenient for the operation of the project in the manner for which its use is intended or for the operation of a participating health care institution, or any combination thereof, [but shall not include such items as fuel, supplies or other items the purchase of which is customarily deemed to result in a current operating charge; or a project for any use or purpose approved by the authority; (3) in the case of a participating qualified nonprofit organization, [means] a structure or facility owned in its entirety by, or suitable for use in accordance with the charitable or nonprofit status of the qualified nonprofit organization, also including equipment and machinery and other similar items necessary or convenient for the operation of the project in the manner for which its use is intended or for the operation of a participating qualified nonprofit corporation, or any combination thereof, or a project for any use or purpose approved by the authority; and [,] (4) in the case of a participating nursing home, [means] a structure or facility suitable for use as a nursing home, residential care home, rest home, health care facility for the handicapped, mental health facility or independent living

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facility subject to the licensing requirements of chapter 368v and appurtenant facilities, equipment and machinery and other similar items necessary or convenient for the operation of a particular facility or structure in the manner for which its use is intended or for the operation of a participating nursing home, or any combination thereof, or a project for any use or purpose approved by the authority;

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- (c) "Cost" as applied to a project or any portion thereof financed under the provisions of this chapter embraces all or any part of the cost of construction and acquisition of all lands, structures, real or personal property, rights, rights-of-way, franchises, easements and interests acquired or used for a project, the cost of demolishing or removing any buildings or structures on land so acquired, including the cost of acquiring any lands to which such buildings or structures may be moved, the cost of all machinery and equipment, financing charges, interest prior to, during and for a period after completion of such construction, provisions for working capital, reserves for principal and interest and for extensions, enlargements, additions, replacements, renovations and improvements, cost of engineering, financial and legal services, plans, specifications, studies, surveys, estimates of cost and of revenues, administrative expenses, expenses necessary or incident to determining the feasibility or practicability of constructing the project, [and] such other expenses as may be necessary or incident to the construction and acquisition of the project, the financing of such construction and acquisition and the placing of the project in operation and any other expenses necessary to finance a project;
- Sec. 2. Subsection (g) of section 10a-178 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October* 1, 2021):
 - (g) "Health care institution" means (1) any nonprofit, state-aided hospital or other health care institution, including The University of Connecticut Health Center, which is entitled, under the laws of the state, to receive assistance from the state by means of a grant made pursuant to a budgetary appropriation made by the General Assembly, (2) any

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83 other hospital or other health care institution which is licensed, or any 84 nonprofit, nonstock corporation which shall receive financing or shall 85 undertake to construct or acquire a project which is or will be eligible to be licensed, as an institution under the provisions of sections 19a-490 to 86 87 19a-503, inclusive, [or] (3) any nonprofit, nonstock, nonsectarian facility 88 which is exempt from taxation under the provisions of section 12-81 or 89 38a-188 and which is a health care center under the provisions of 90 sections 38a-175 to 38a-194, inclusive, [or (3)] (4) any nonprofit 91 corporation that is (A) wholly owned by two or more hospitals or other 92 health care institutions which operates for and on behalf of such 93 hospitals or other health care institutions a project, [as defined in 94 subsection (b) of this section,] or [is] (B) a nursing home, or (5) any 95 related health care institution;

96 Sec. 3. Section 10a-178 of the general statutes is amended by adding 97 subsection (r) as follows (*Effective October 1, 2021*):

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- (NEW) (r) "Related health care institution" means a hospital, health care institution, nonprofit, nonstock corporation or nonprofit, nonstock, nonsectarian health care center that (1) (A) is located in another state, (B) would qualify as a health care institution if it were located in this state, and (C) is a subsidiary wholly or partially owned or controlled by a health care institution located in this state, or (2) (A) is located in the state of New York or Rhode Island or the commonwealth of Massachusetts, (B) would qualify as a health care institution if it were located in this state, (C) is a subsidiary wholly or partially owned or controlled by an entity located in another state that would qualify as a health care institution if it were located in this state, and (D) is wholly under common ownership or control as a health care institution in this state.
- 111 Sec. 4. Subsection (a) of section 10a-179 of the general statutes is 112 repealed and the following is substituted in lieu thereof (*Effective October* 113 1, 2021):
- 114 (a) There is created a body politic and corporate to be known as the

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"State of Connecticut Health and Educational Facilities Authority". Said authority is constituted a public instrumentality and political subdivision of the state and the exercise by the authority of the powers conferred by this chapter shall be deemed and held to be the performance of an essential public and governmental function. Notwithstanding the provisions of the general statutes or any public or special act, the board of directors of said authority shall consist of ten members, two of whom shall be the Secretary of the Office of Policy and Management and the State Treasurer, ex officio, and eight of whom shall be residents of the state appointed by the Governor, not more than four of such appointed members to be members of the same political party. Three of the appointed members shall be current or retired trustees, directors, officers or employees of institutions for higher education, two of the appointed members shall be current or retired trustees, directors, officers or employees of health care institutions, but not of related health care institutions, and one of such appointed members shall be a person having a favorable reputation for skill, knowledge and experience in state and municipal finance, either as a member of the financial business industry or as an officer or employee of an insurance company or bank whose duties relate to the purchase of state and municipal securities as an investment and to the management and control of a state and municipal securities portfolio. On or before the first day of July, annually, the Governor shall appoint a member or members to succeed those whose terms expire, each for a term of five years and until a successor is appointed and has qualified. The Governor shall fill any vacancy for the unexpired term. A member of the board shall be eligible for reappointment. Any member of the board may be removed by the Governor for misfeasance, malfeasance or wilful neglect of duty. Each member of the board shall take and subscribe the oath or affirmation required by article XI, section 1, of the State Constitution prior to assuming such office. A record of each such oath shall be filed in the office of the Secretary of the State. Each ex-officio member may designate a deputy or any member of such member's staff to represent him or her as a member at meetings of the board with full power to act and vote in his or her behalf.

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Sec. 5. Subsection (a) of section 10a-186a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October* 1, 2021):

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(a) In connection with the issuance of bonds to finance a project at a participating nursing home or to refund bonds previously issued by the authority to finance a project at a participating nursing home, or in connection with the issuance of bonds to effect a refinancing or other restructuring with respect to one or more participating nursing homes as permitted by subsection (b) of this section, to finance dormitories, residential facilities, student centers, food service facilities and other auxiliary service facilities and related buildings and improvements at a public educational institution, to finance The University of Connecticut Health Center clinical services projects, as defined in subsection (g) of section 10a-114a, or to finance up to one hundred million dollars, in the aggregate, for equipment, including installation and any necessary building renovations or alterations for the installation and operation of such equipment, for participating health care institutions, but not related health care institutions, at the discretion of the Secretary of the Office of Policy and Management and the Treasurer, the authority may create and establish one or more reserve funds to be known as special capital reserve funds and may pay into such special capital reserve funds (1) any moneys appropriated and made available by the state for the purposes of such funds, (2) any proceeds of the sale of notes or bonds for a project, to the extent provided in the resolution of the authority authorizing the issuance thereof, and (3) any other moneys which may be made available to the authority for the purpose of such funds from any other source or sources. The moneys held in or credited to any special capital reserve fund established under this section, except as hereinafter provided, shall be used solely for the payment of the principal of and interest, when due, whether at maturity or by mandatory sinking fund installments, on bonds of the authority secured by such capital reserve fund as the same become due, the purchase of such bonds of the authority, the payment of any redemption premium required to be paid when such bonds are redeemed prior to maturity,

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including in any such case by way of reimbursement of a provider of bond insurance or of a credit or liquidity facility that has paid such amounts; provided the authority shall have power to provide that moneys in any such fund shall not be withdrawn therefrom at any time in such amount as would reduce the amount of such funds to less than the maximum amount of principal and interest becoming due by reasons of maturity or a required sinking fund installment in the then current or any succeeding calendar year on the bonds of the authority then outstanding or the maximum amount permitted to be deposited in such fund by the Internal Revenue Code of 1986, or any subsequent corresponding internal revenue code of the United States, as from time to time amended, to permit the interest on such bonds to be excluded from gross income for federal tax purposes and secured by such special capital reserve fund, such amount being herein referred to as the "required minimum capital reserve", except for the purpose of paying such principal of, redemption premium and interest on such bonds of the authority secured by such special capital reserve becoming due and for the payment of which other moneys of the authority are not available. The authority may provide that it shall not issue bonds secured by a special capital reserve fund at any time if the required minimum capital reserve on the bonds outstanding and the bonds then to be issued and secured by the same special capital reserve fund at the time of issuance, unless the authority, at the time of the issuance of such bonds, shall deposit in such special capital reserve fund from the proceeds of the bonds so to be issued, or otherwise, an amount which, together with the amount then in such special capital reserve fund, will be not less than the required minimum capital reserve. On or before December first, annually, there is deemed to be appropriated from the state General Fund such sums, if any, as shall be certified by the chairman or vice-chairman of the authority to the Secretary of the Office of Policy and Management and the Treasurer of the state, as necessary to restore each such special capital reserve fund to the amount equal to the required minimum capital reserve of such fund, and such amounts shall be allotted and paid to the authority. For the purpose of evaluation of any such special capital reserve fund, obligations acquired as an

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investment for any such fund shall be valued at market. Nothing contained in this section shall preclude the authority from establishing and creating other debt service reserve funds in connection with the issuance of bonds or notes of the authority which are not special capital reserve funds. Subject to any agreement or agreements with holders of outstanding notes and bonds of the authority, any amount or amounts allotted and paid to the authority pursuant to this section shall be repaid to the state from moneys of the authority at such time as such moneys are not required for any other of its corporate purposes and in any event shall be repaid to the state on the date one year after all bonds and notes of the authority theretofore issued on the date or dates such amount or amounts are allotted and paid to the authority or thereafter issued, together with interest on such bonds and notes, with interest on any unpaid installments of interest and all costs and expenses in connection with any action or proceeding by or on behalf of the holders thereof, are fully met and discharged. No bonds secured by a special capital reserve fund shall be issued to pay project costs unless the authority is of the opinion and determines that the revenues from the project shall be sufficient (A) to pay the principal of and interest on the bonds issued to finance the project, (B) to establish, increase and maintain any reserves deemed by the authority to be advisable to secure the payment of the principal of and interest on such bonds, (C) to pay the cost of maintaining the project in good repair and keeping it properly insured, and (D) to pay such other costs of the project as may be required.

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Sec. 6. Subsection (k) of section 10a-179 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October* 1, 2021):

(k) (1) The authority may form one or more subsidiaries to carry out the public purposes of the authority and may transfer to any such subsidiary or to any subsidiary established by the General Assembly through public or special act any moneys and real or personal property of any kind or nature. Any such subsidiary may be organized as a stock or nonstock corporation or a limited liability company. Each such subsidiary shall have and may exercise such powers of the authority as

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are set forth in the resolution of the authority prescribing the purposes for which such subsidiary is formed and such other powers provided to it by law. Each such subsidiary shall be deemed a quasi-public agency for purposes of chapter 12 and shall have all the privileges, immunities, tax exemptions and other exemptions of the authority, including the privileges, immunities, tax exemptions and other exemptions provided under the general statutes for special capital reserve funds. Each such subsidiary shall be subject to suit provided its liability shall be limited solely to the assets, revenues and resources of the subsidiary and without recourse to the general funds, revenues, resources or any other assets of the authority. Each such subsidiary is authorized to assume or take title to property subject to any existing lien, encumbrance or mortgage and to mortgage, convey or dispose of its assets and pledge its revenues in order to secure any borrowing, for the purpose of refinancing, rehabilitating or improving its assets, provided each such borrowing or mortgage shall be a special obligation of the subsidiary, which obligation may be in the form of bonds, bond anticipation notes and other obligations to the extent permitted under this chapter to fund and refund the same and provide for the rights of the holders thereof, and to secure the same by pledge of revenues, notes and other assets and which shall be payable solely from the assets, revenues and other resources of the subsidiary. The authority shall have the power to assign to a subsidiary any rights, moneys or other assets it has under any governmental program including the nursing home loan program.

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- (2) Each such subsidiary shall act through its board of directors at least one-half of which shall be members of the board of directors of the authority, or their designees or officers or employees of the authority. A resolution of the authority shall prescribe the purposes for which each such subsidiary is formed.
- (3) The provisions of section 1-125, subsection (e) of section 10a-185 and this subsection shall apply to any officer, director, designee or employee appointed as a member, director or officer of any such subsidiary. Any such persons so appointed shall not be personally liable for the debts, obligations or liabilities of any such subsidiary as provided

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in said section 1-125. The subsidiary shall and the authority may provide

- 288 for the indemnification to protect, save harmless and indemnify such
- 289 officer, director, designee or employee as provided by said section 1-
- 290 125.
- 291 (4) The authority or such subsidiary may take, such actions as are 292 necessary to comply with the provisions of the Internal Revenue Code
- of 1986 or any subsequent corresponding internal revenue code of the
- 294 United States, as from time to time amended, to qualify and maintain
- 295 any such subsidiary as a corporation exempt from taxation under said
- 296 internal revenue code.
- 297 (5) The authority may make loans to each such subsidiary or to any
- 298 subsidiary established by the General Assembly through public or
- 299 special act, following standard authority procedures, from its assets and
- 300 the proceeds of its bonds, notes and other obligations, provided the
- 301 source and security for the repayment of such loans is derived from the
- assets, revenues and resources of the subsidiary.
- Sec. 7. Subdivision (18) of section 10a-223 of the general statutes is
- repealed and the following is substituted in lieu thereof (*Effective October*)
- 305 1, 2021):
- 306 (18) "Education assistance program" means a program to assist in
- financing the costs of education through education loans, [or] education
- 308 grants [, or both] or any other form of financial assistance;
- Sec. 8. Subdivision (7) of section 10a-225 of the general statutes is
- 310 repealed and the following is substituted in lieu thereof (*Effective October*
- 311 1, 2021):
- 312 (7) To establish guidelines, criteria and procedures not in conflict
- 313 with existing statutes with respect to authority loans, education [grants,
- 314 education loans] assistance programs and education loan series
- 315 portfolios. Such guidelines, criteria and procedures shall not be
- 316 construed as regulations within the scope of chapter 54.

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Sec. 9. Section 10a-230 of the general statutes is amended by adding subsection (i) as follows (*Effective October 1, 2021*):

(NEW) (i) The state of Connecticut does hereby pledge to and agree with the holders of any bonds and notes issued under this chapter and with those parties who may enter into contracts with the authority or its successor agency pursuant to the provisions of this chapter that the state will not limit or alter the rights hereby vested in the authority until such obligations, together with the interest thereon, are fully met and discharged and such contracts are fully performed on the part of the authority, provided nothing contained herein shall preclude such limitation or alteration if and when adequate provision shall be made by law for the protection of the holders of such bonds and notes of the authority or those entering into such contracts with the authority. The authority is authorized to include this pledge and undertaking for the state in such bonds and notes or contracts.

Sec. 10. Subsection (b) of section 10a-232 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October* 1, 2021):

(b) Notwithstanding the foregoing, (1) the constituent units of the state system of higher education may participate in one or more education loan programs with the authority and may incur indebtedness pursuant to authority loans, and (2) the authority may create and establish one or more reserve funds to be known as special capital reserve funds and may pay into such special capital reserve funds (A) any moneys appropriated and made available by the state for the purposes of such funds, (B) any proceeds of sale of notes or bonds, to the extent provided in the resolution of the authority authorizing the issuance thereof, [and] (C) any other moneys which may be made available to the authority for the purpose of such funds from any other source or sources, and (D) any surety policy or other similar instrument, in a form prescribed by the State Treasurer, valued at par and payable or available to be drawn upon on or before any date by which debt service on the bonds secured thereby is required to be paid and issued

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by a financial institution that is rated "AA" or better by any nationally recognized statistical rating organization and approved by the State <u>Treasurer</u>. The moneys, surety policy or other similar instrument held in or credited to any special capital reserve fund established under this section, except as hereinafter provided, shall be used solely for the payment of the principal of notes and bonds of the authority secured by such capital reserve fund as the same become due, the purchase of such notes and bonds of the authority, the payment of interest on such notes and bonds of the authority or the payment of any redemption premium required to be paid when such bonds are redeemed prior to maturity or released to the authority; provided, the authority shall have power to provide that moneys in any such fund shall not be withdrawn therefrom at any time in such amount as would reduce the amount of such funds to less than the maximum amount of principal and interest becoming due by reason of maturity or a required sinking fund installment in any succeeding calendar year on the bonds of the authority then outstanding and secured by such special capital reserve fund, or such lesser amount specified by the authority in its resolution authorizing the issuance of any such bonds, such amount being herein referred to as the "required minimum capital reserve", except for the purpose of paying such principal of, redemption premium and interest on such bonds of the authority secured by such special capital reserve becoming due and for the payment of which other moneys of the authority are not available. The authority may provide that it shall not issue bonds at any time if the required minimum capital reserve on outstanding bonds secured by a special capital reserve fund and the bonds then to be issued and secured by a special capital reserve fund will exceed the amount of such special capital reserve fund at the time of issuance, unless the authority, at the time of the issuance of such bonds, shall deposit in such special capital reserve fund from the proceeds of the bonds so to be issued, or otherwise, an amount which, together with the amount then in such special capital reserve fund, will be not less than the required minimum capital reserve. The authority may, as part of the contract of the authority with the owners of such bonds, provide that on or before December first, annually, there is deemed to be appropriated from the

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state General Fund such sums, if any, as shall be certified by the chairman of the authority to the Secretary of the Office of Policy and Management and the Treasurer of the state, as necessary to restore each such special capital reserve fund to the amount equal to the required minimum capital reserve of such fund, and such amounts shall be allotted and paid to the authority. For the purpose of evaluation of any such special capital reserve fund, obligations acquired as an investment for any such fund shall be valued at amortized cost. Nothing contained in this section shall preclude the authority from establishing and creating other debt service reserve funds in connection with the issuance of bonds or notes of the authority. Subject to any agreement or agreements with owners of outstanding notes and bonds of the authority, any amount or amounts allotted and paid to the authority pursuant to this section shall be repaid to the state from moneys of the authority at such time as such moneys are not required for any other of its corporate purposes and in any event shall be repaid to the state on the date one year after all bonds and notes of the authority theretofore issued on the date or dates such amount or amounts are allotted and paid to the authority or thereafter issued, together with interest on such bonds and notes, with interest on any unpaid installments of interest and all costs and expenses in connection with any action or proceeding by or on behalf of the owners thereof, are fully met and discharged.

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(c) Notwithstanding any other provisions contained in this chapter, the aggregate amount of bonds outstanding at any time secured by such special capital reserve funds authorized to be created and established by this section shall not exceed [three] <u>five</u> hundred million dollars and no such bonds shall be issued to pay program costs unless the authority is of the opinion and determines that the revenues to be derived from the program shall be sufficient (1) to pay the principal of and interest on the bonds issued to finance the program, (2) to establish, increase and maintain any reserves deemed by the authority to be advisable to secure the payment of the principal of and interest on such bonds, (3) to pay the cost of maintaining and servicing the program and keeping it properly insured, and (4) to pay such other costs of the program as may

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419 be required.

This act shall take effect as follows and shall amend the following		
sections:		
Section 1	October 1, 2021	10a-178(b) and (c)
Sec. 2	October 1, 2021	10a-178(g)
Sec. 3	October 1, 2021	10a-178
Sec. 4	October 1, 2021	10a-179(a)
Sec. 5	October 1, 2021	10a-186a(a)
Sec. 6	October 1, 2021	10a-179(k)
Sec. 7	October 1, 2021	10a-223(18)
Sec. 8	October 1, 2021	10a-225(7)
Sec. 9	October 1, 2021	10a-230
Sec. 10	October 1, 2021	10a-232(b)

Statement of Purpose:

To (1) allow the Connecticut Health and Educational Facilities Authority to (A) finance projects for any purpose approved by the authority, (B) issue bonds for out-of-state health care institutions, and (C) make loans and transfer funds to its subsidiaries, and (2) allow the Connecticut Higher Education Supplemental Loan Authority to (A) fund the Special Capital Reserve Fund with a surety policy, (B) increase its Special Capital Reserve Fund backed bond limit to five hundred million dollars, (C) provide education financial assistance other than loans and grants, and (D) add the state pledge for its bond holders.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

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